

Environmental Planning Commission

Mayfield Mall

November 17, 2004

Scheduled EPC Meetings

- November 17 - Public comment
- December 1 - EPC Decision-making

EPC Action Items

1. Which alternatives to study in EIR
2. Preferences for parks and street alignments
3. Whether to change review process
 - Study all alternatives equally?
 - Make process sequential, rather than concurrent?
 - Prepare fiscal impact study?

Agenda

- Facilitator
- Presentations
- Clarifying questions from Commission
- Questions from audience (yellow cards)
- Public input

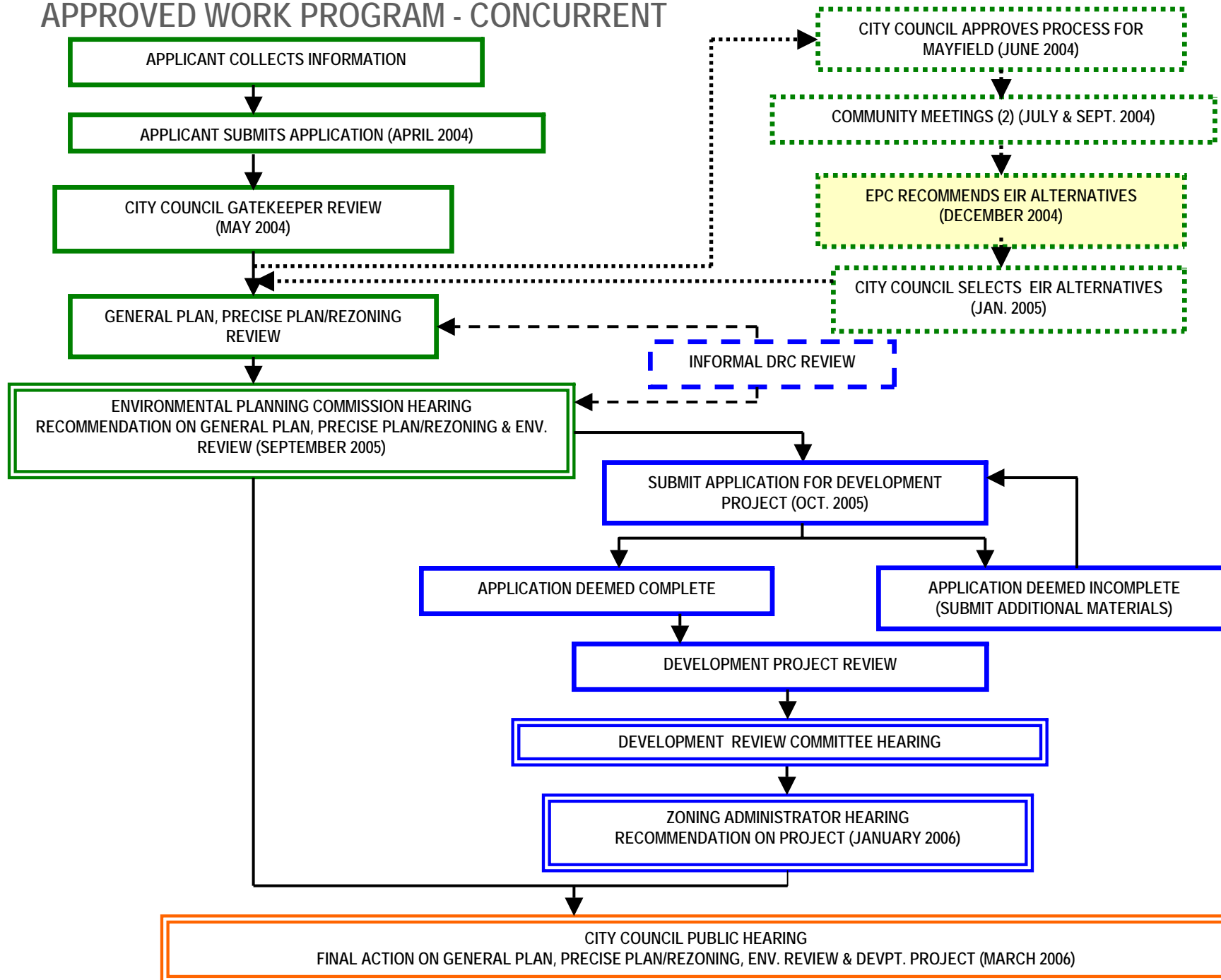
Past Council and Commission Meetings

- City Council study sessions
 - September and October, 2003 and March, 2004
- City Council “gatekeeper” approval
 - May, 2004
- Environmental Planning Commission review of work program
 - May, 2004
- City Council approval of work program
 - June, 2004

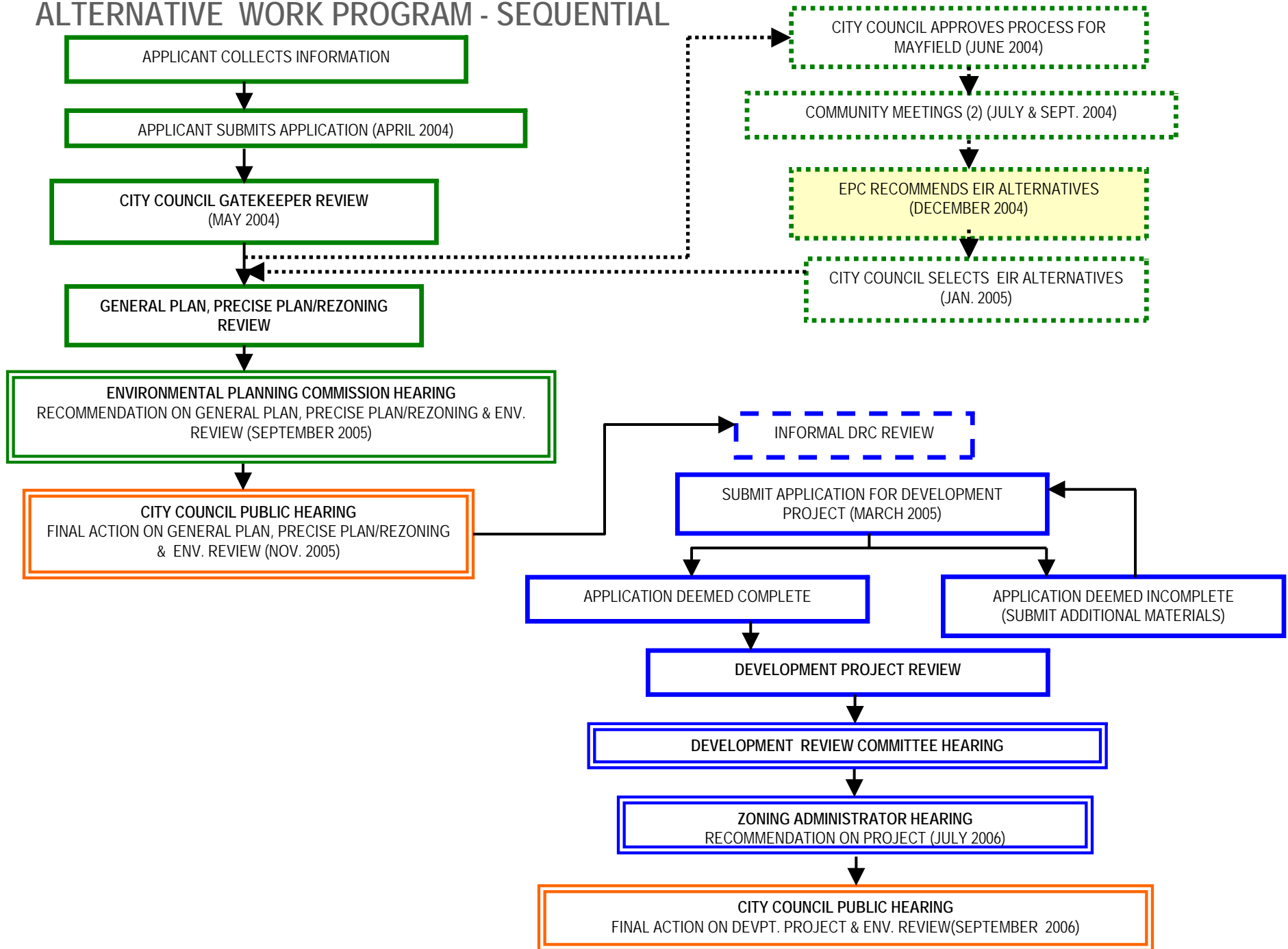
EPC Action Items

1. Which alternatives to study in EIR
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APPROVED WORK PROGRAM - CONCURRENT



ALTERNATIVE WORK PROGRAM - SEQUENTIAL



- Palo Alto Zoning and Review Process

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California Environmental Quality Act (CEQA)

- Developer's Proposed Project
- No project alternative (no change in zoning)
- Other alternatives

Approach to EIR

- Standard approach, or
- Study all EIRs equally

EPC Action Items

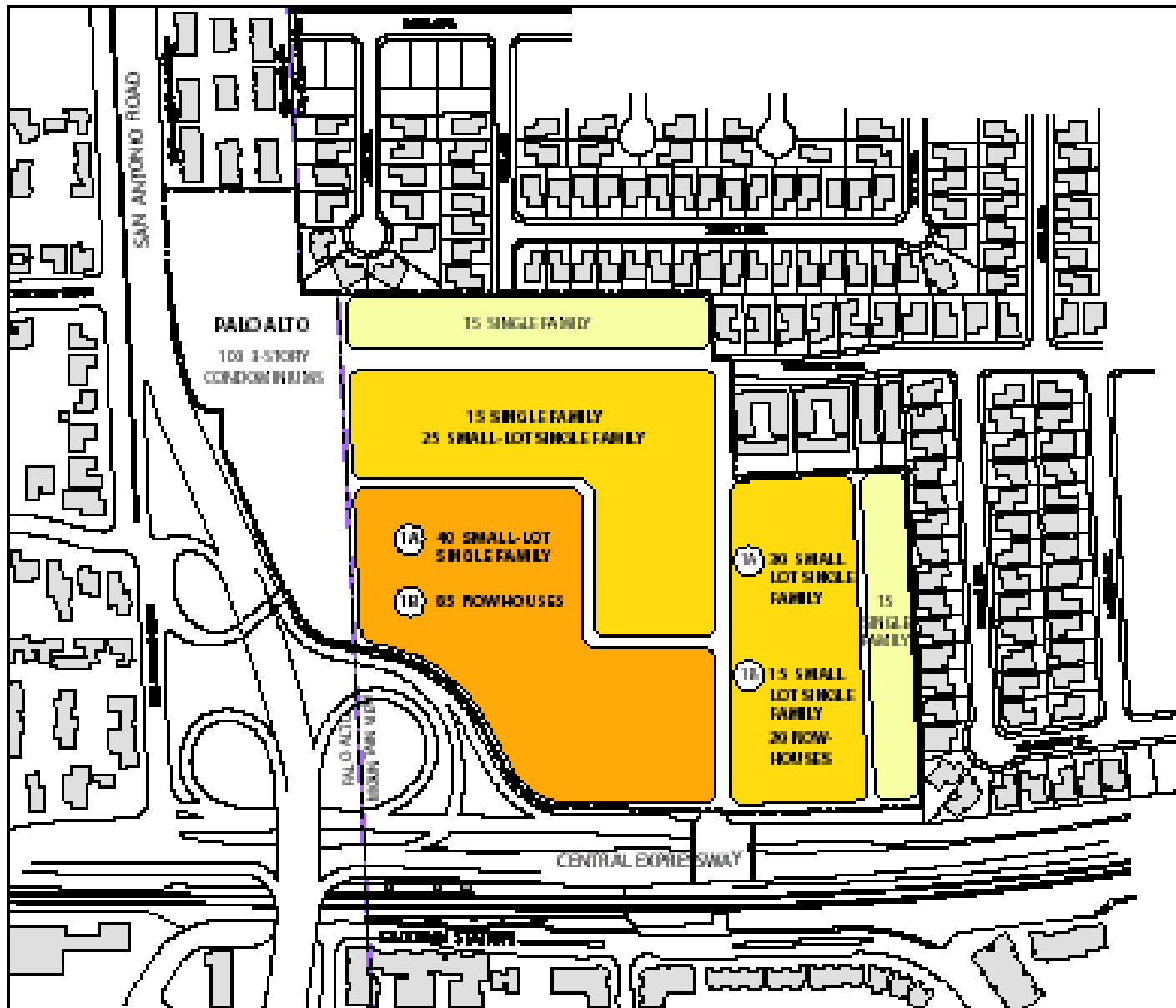
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Alternatives

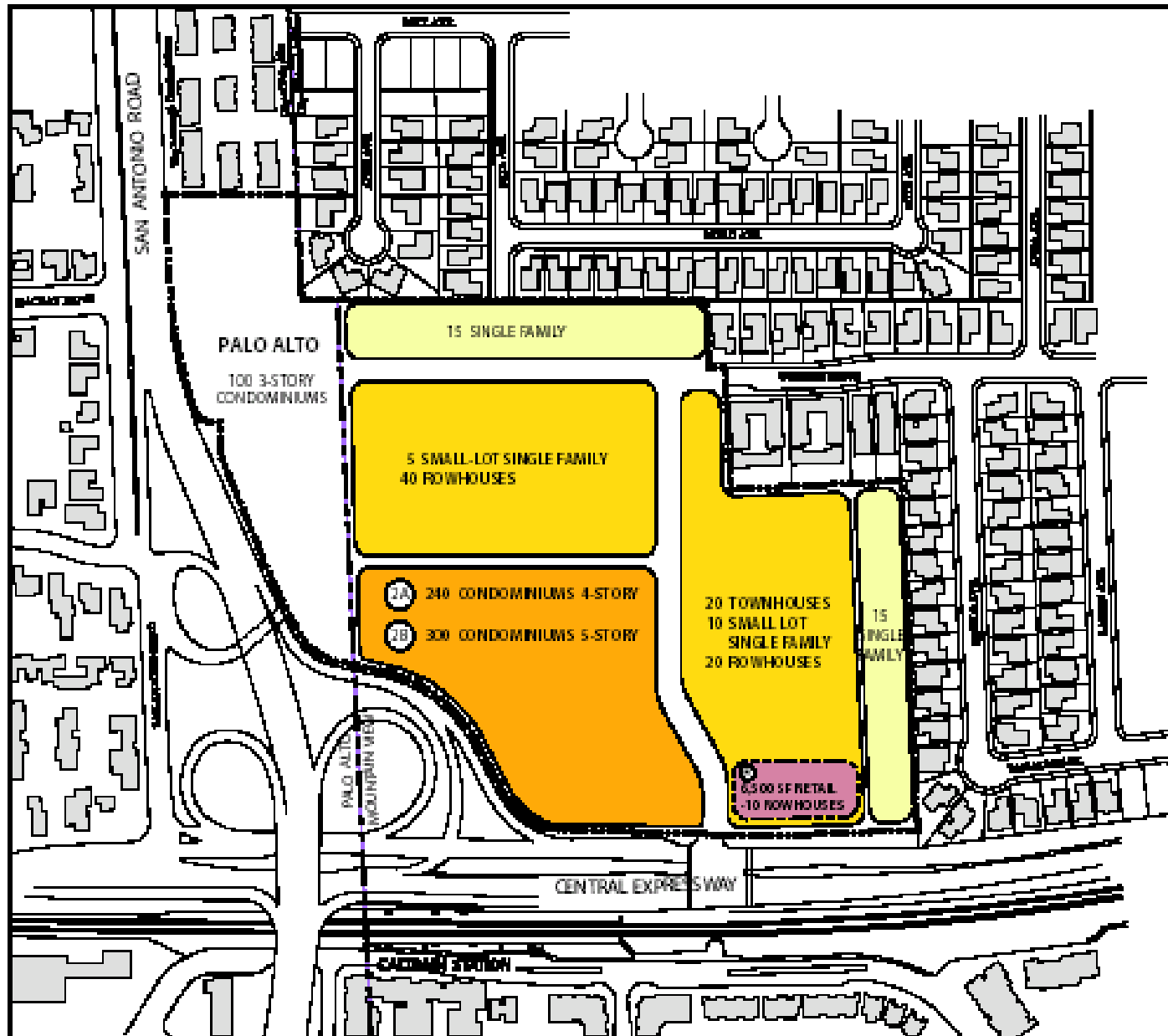
- Housing alternatives
- Parks options
- Street alignment options

Three Housing Alternatives

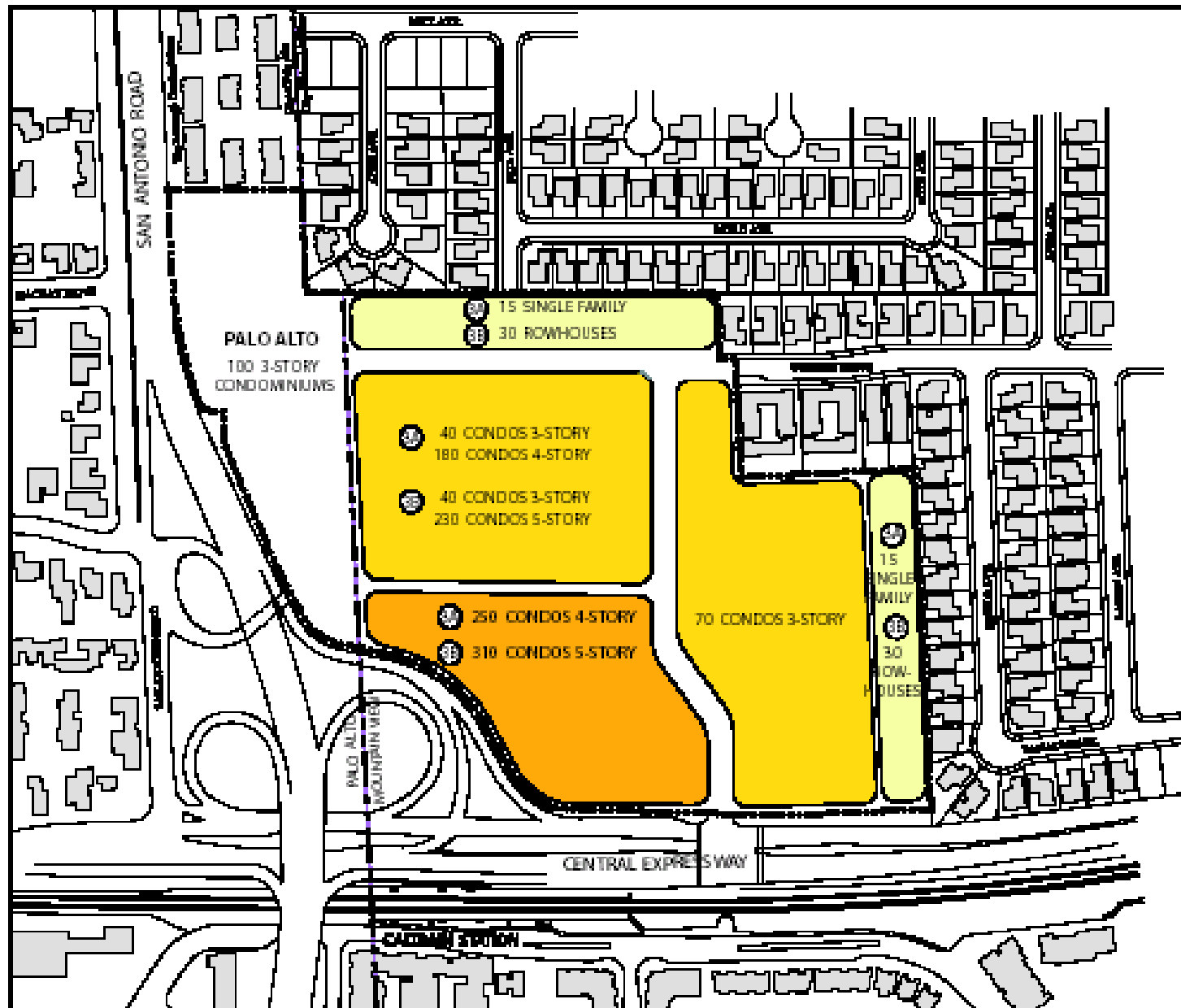
- **Single-Family Focus**
 - (140 to 190 housing units)
- **Single-Family Transitioning to Multi-Family**
 - (465 to 525 housing units)
- **Multi-Family Focus**
 - (570 to 710 housing units)
 - (Plus 100 housing units in Palo Alto)



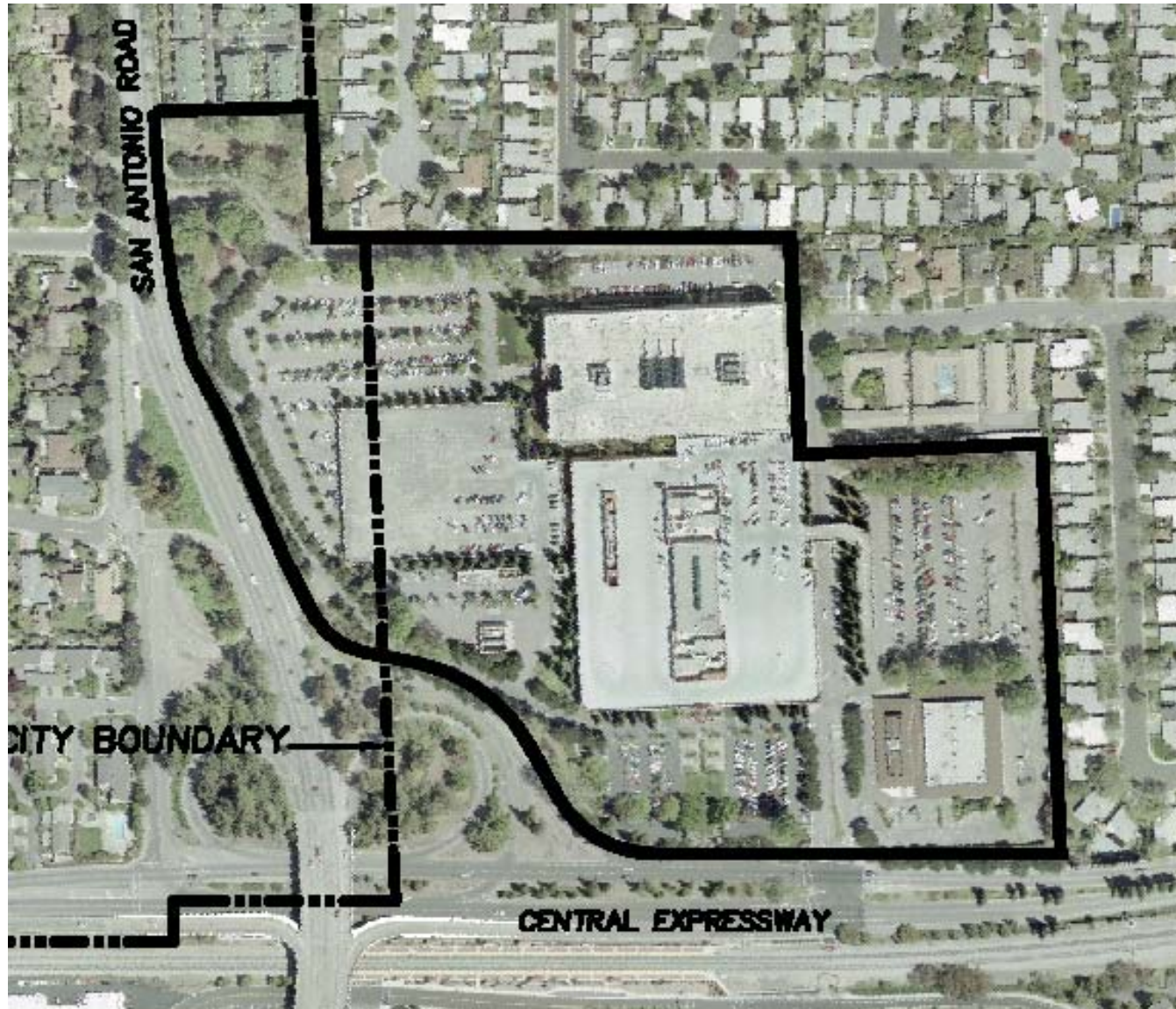
Alt. 1 – Single-Family Focus



Alt. 2 – Single-Family Transitioning to Multi-Family



Alt. 3 - Multi-Family Focus



“No Project” - Existing Zoning

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Park Option 1
One Larger Centrally-Located Park



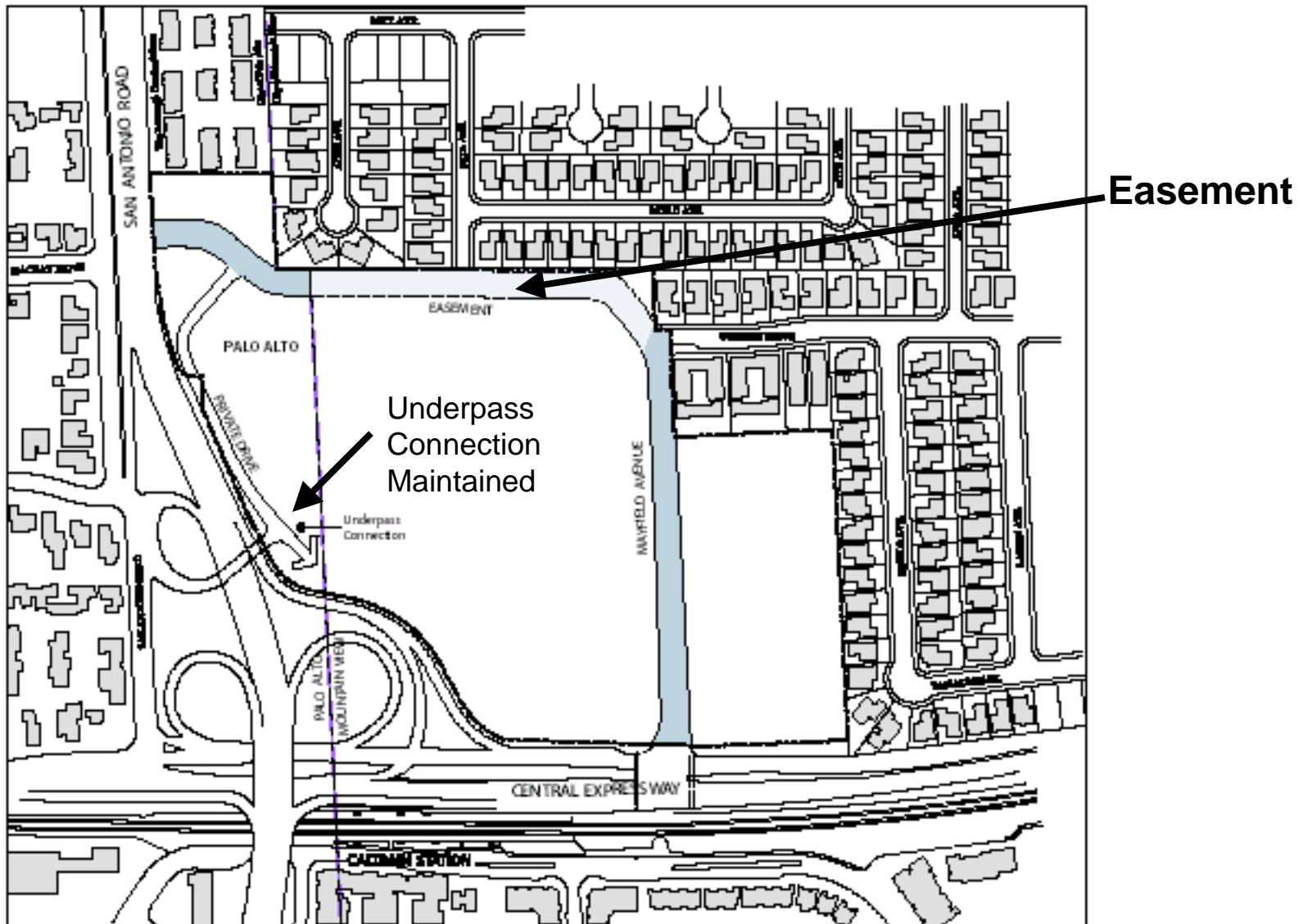
Park Option 2

Two Smaller Parks: Longer Edges Along Major Streets

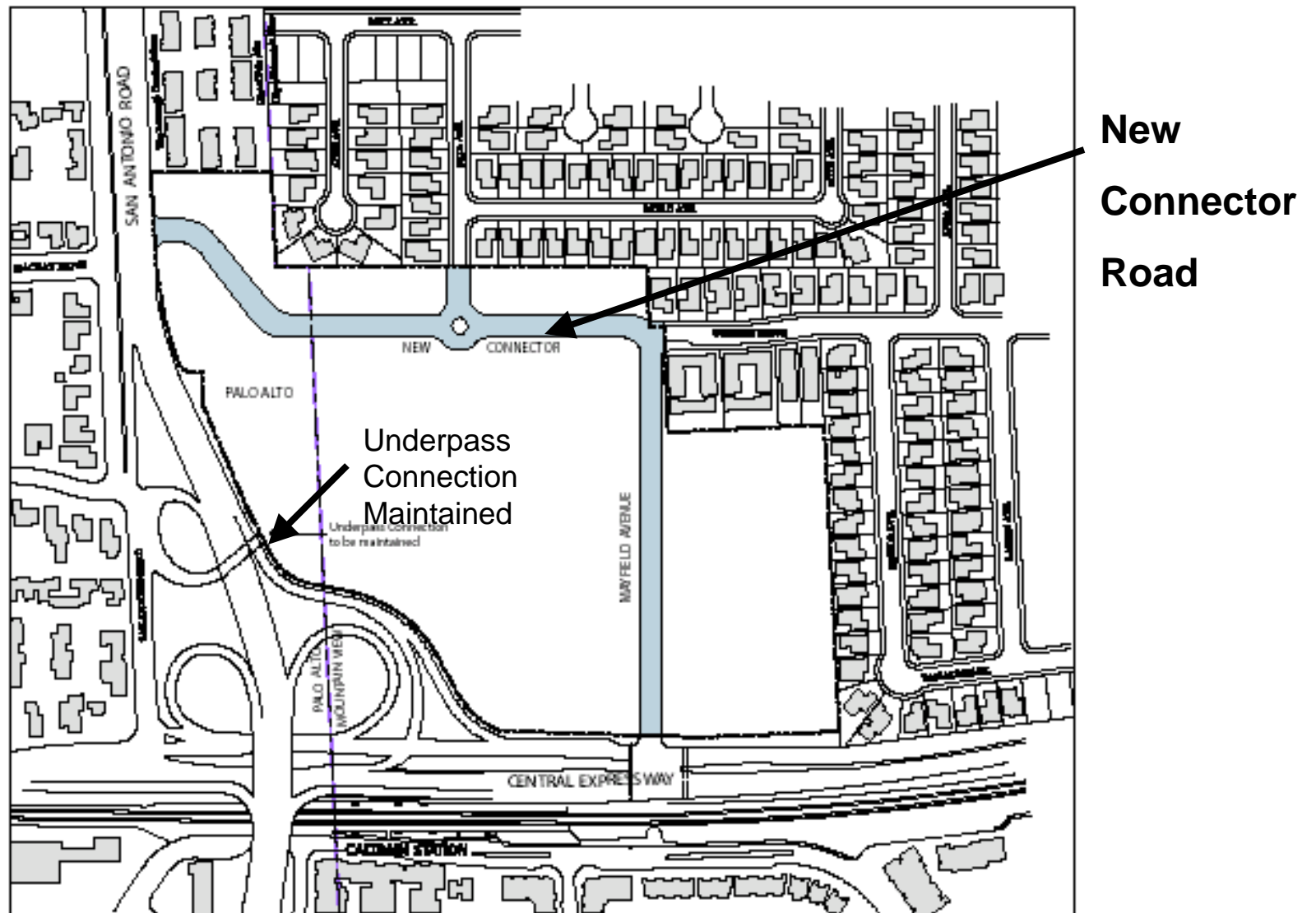


Park Option 3

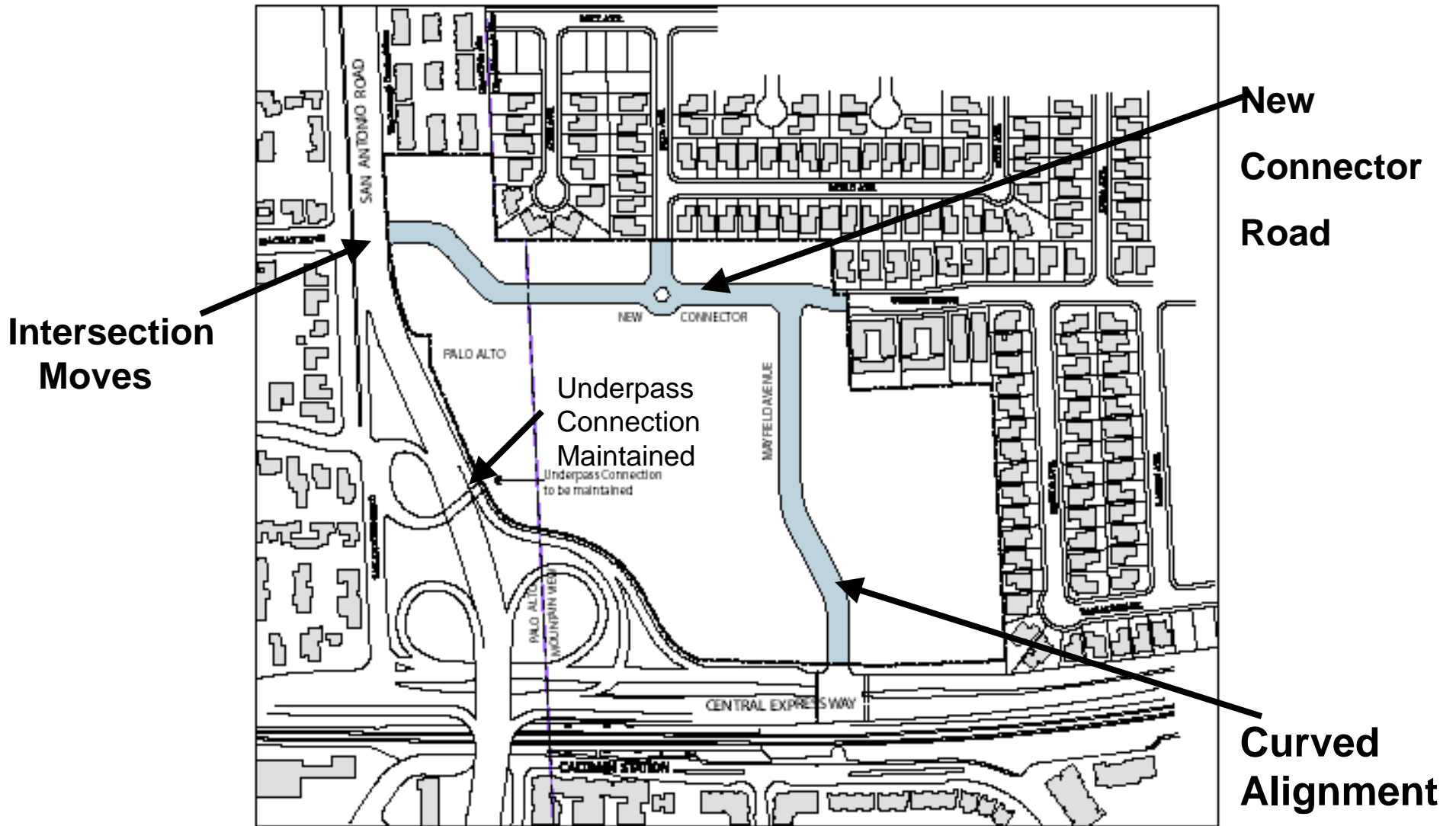
Two Smaller Parks: Aligned Along Major Streets



Existing Streets



Option 1: Street Alignment



Option 2: Street Alignment

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Next Meeting

December 1, 2004

City Council Chambers

7 p.m.